

Sideley, Kegworth, Derbyshire, DE74 2FJ
£317,000





** NEW BUILD** AND READY TO RESERVE

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

KEY FEATURES

- 10 year NHBC warranty
- Built-in wardrobe to bedroom 1
- Double fronted home
- Dual aspect open plan kitchen / dining room
- En suite to bedroom 1
- Garage and parking
- Separate living room with bay window
- Three double bedrooms
- U-shaped kitchen

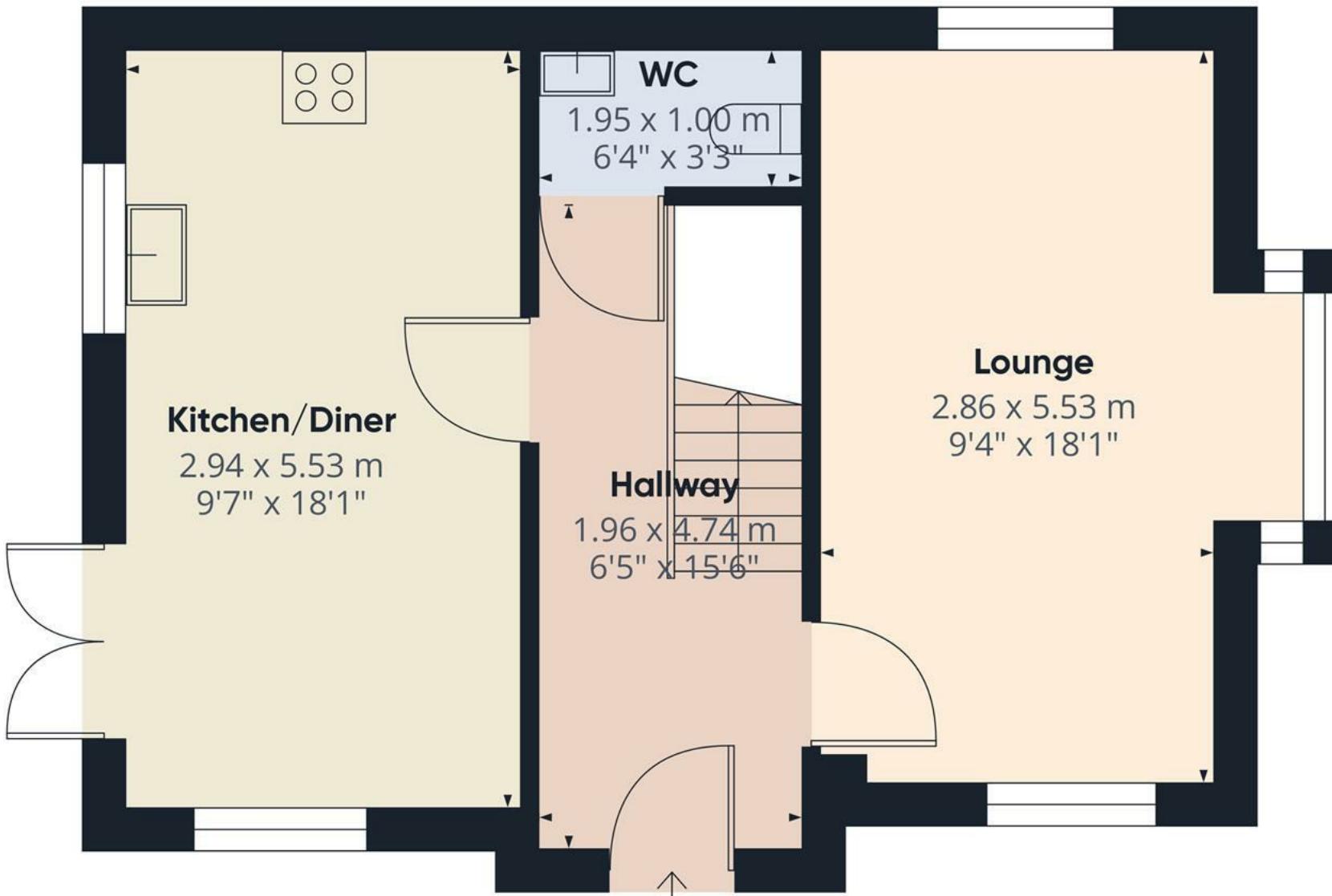












Approximate total area⁽¹⁾

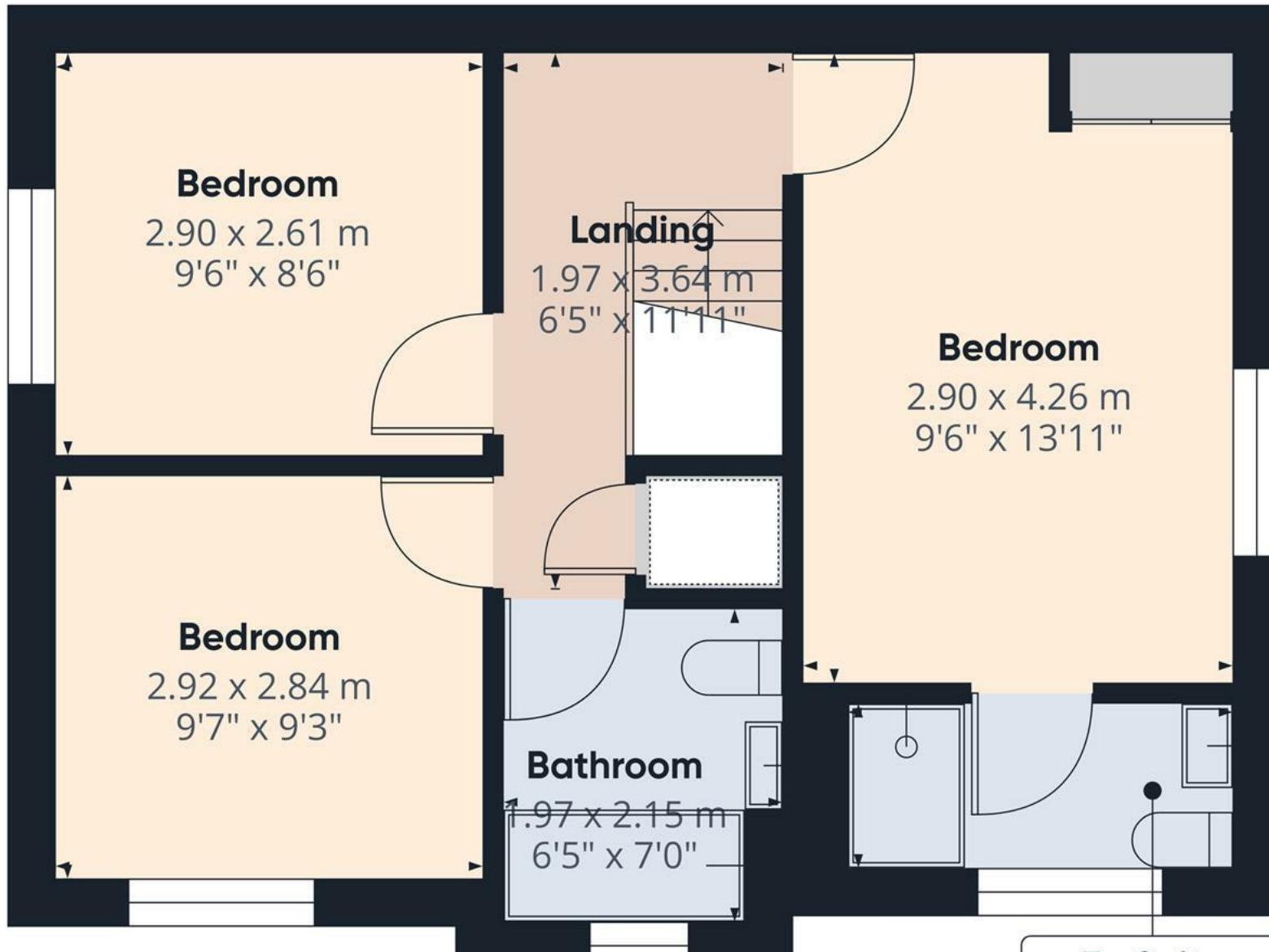
45.3 m²

488 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

39.9 m²

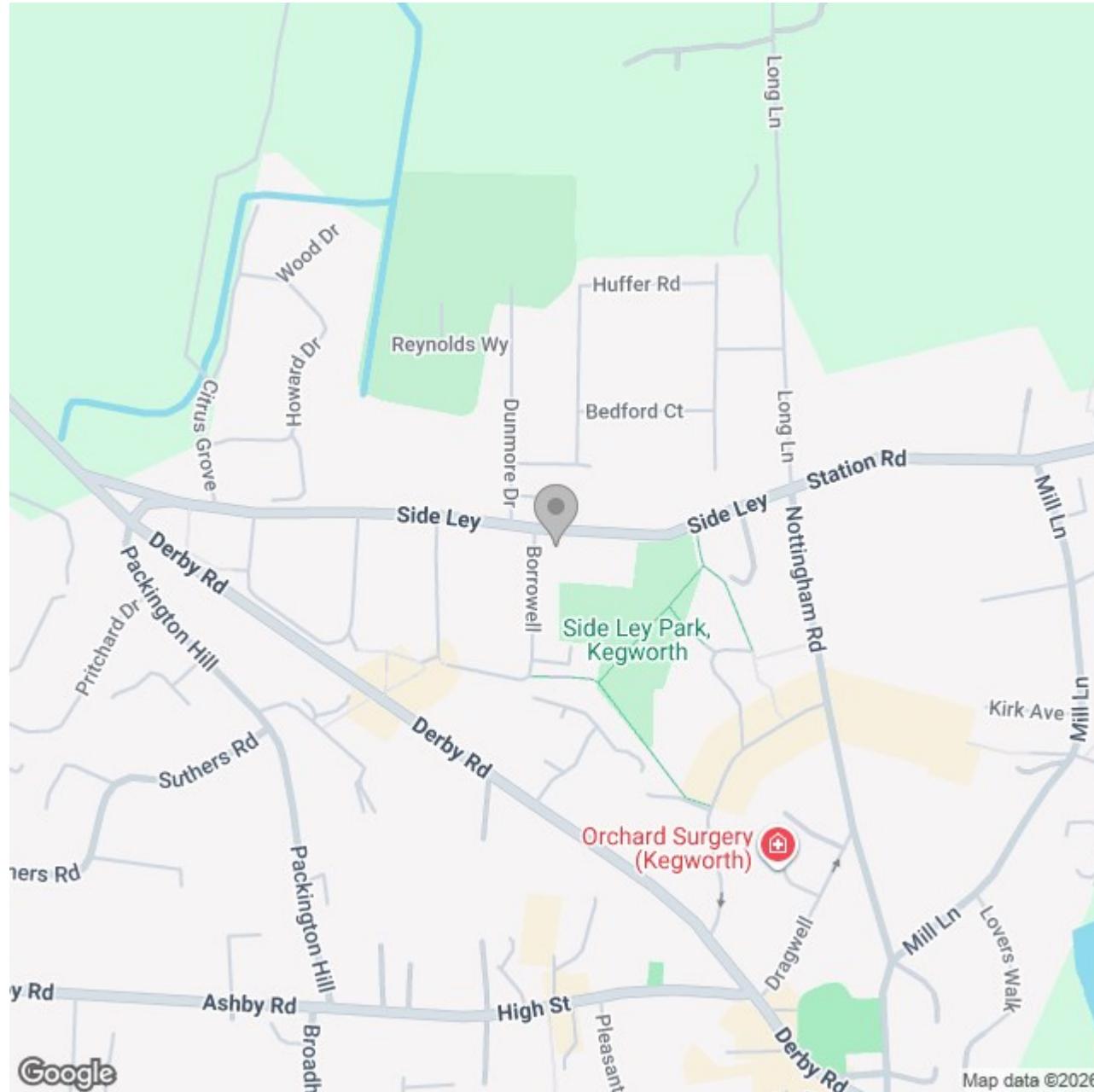
429 ft²

(1) Excluding balconies and terraces

En Suite

2.70 x 1.18 m
8'10" x 3'10"

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC